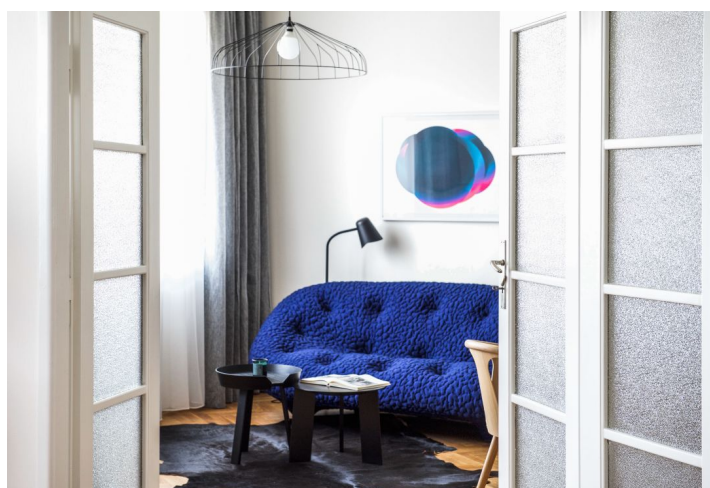
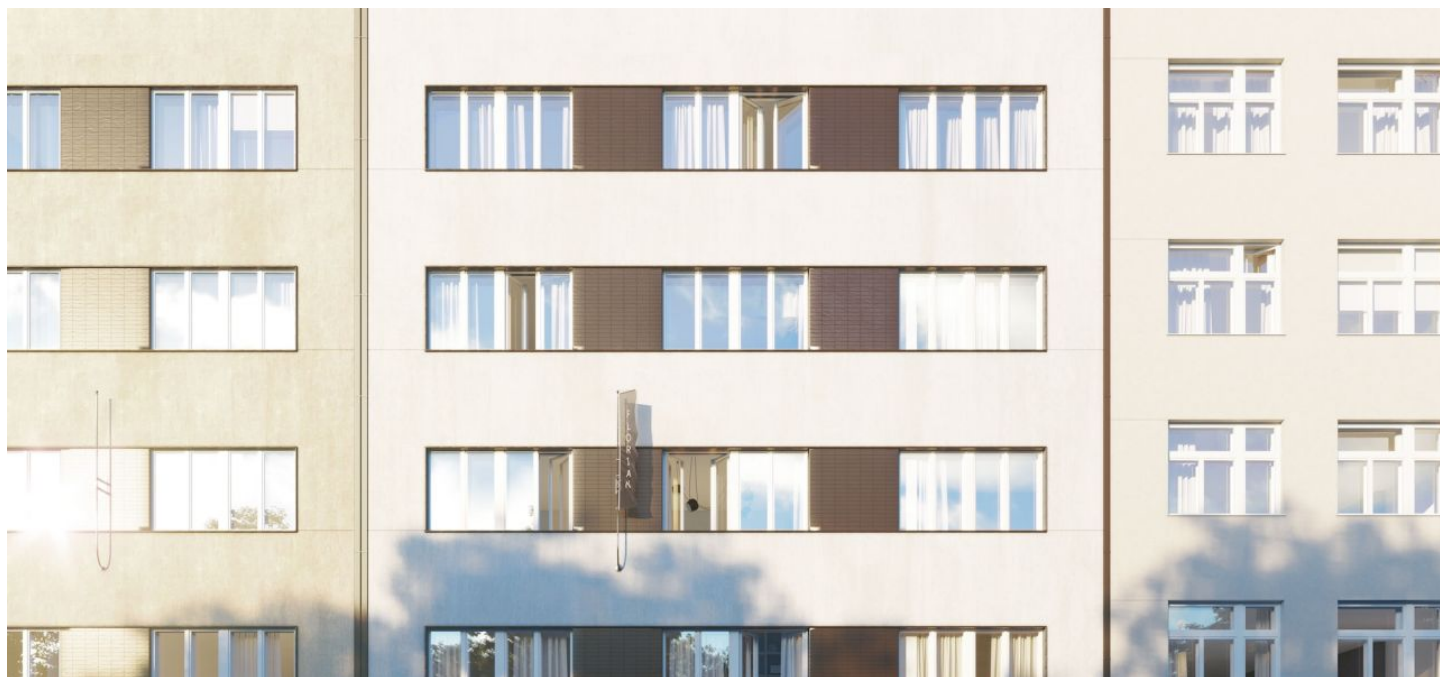




## Apartment One-bedroom (2+kk)

Sold

38 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská





## Apartment One-bedroom (2+kk)

**Sold**38 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská

Total area	52 m <sup>2</sup>
Floor area*	38 m <sup>2</sup>
Terrace	14 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	28896

Completely renovated apartment with a south-facing terrace overlooking the building's courtyard garden is located on the 6th floor of the [Florian Residence](#) on Vinohrady Street, just a few steps from the Flora Metro Station. The project originates in a late Functionalist building, which will acquire attractive communal areas with designer lighting, and a revitalized courtyard with an ornamental garden and a relaxation zone with a seating and barbecue area.

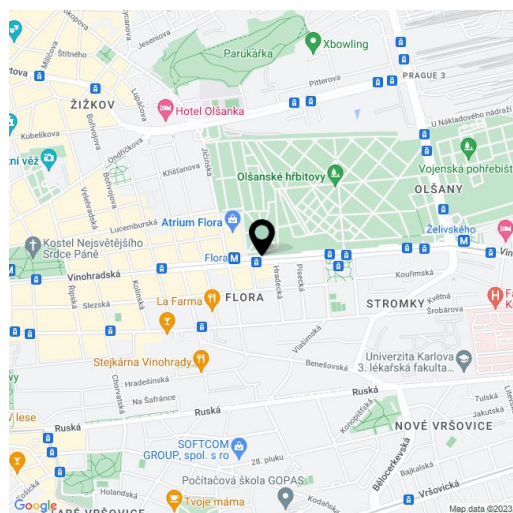
The layout consists of a spacious entrance hall with preparation for a kitchen unit and two bedrooms with access to a **terrace**. Furthermore, there is a bathroom, a separate toilet and a storage room. / 2 bedrooms, a bathroom, separate toilet and utility room ...

Completion will include **new French windows with noise insulation, new parquet flooring**, modern equipped bathrooms with underfloor heating, new riser pipes and electric wiring, painting and a videophone in the foyer.

The location offers all the comfort of city living and **excellent transport accessibility** with a metro and tram stop right outside the building. A wide range of services are available in the area including many popular restaurants, stylish bistros and cozy cafes. The OC Atrium Flora shopping mall, the **farmers market** in Jiriho z Podebrad square and small shops are all nearby. Several fitness centers, yoga studios, and the nearby **Parukářka Park** and **Rieger's Orchards** provide venues for sports & leisure.

Photos are from a completed show flat in the project.

Usable area 37.74 m<sup>2</sup> (net floor area 34.93 m<sup>2</sup>), terrace 14.45 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



## Apartment One-bedroom (2+kk)

Sold

38 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská



**Apartment One-bedroom (2+kk)****Sold**38 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská

č.	místnost	m <sup>2</sup>
01	hala+kk	7,15
02	koupelna	3,73
03	pokoj	13,35
04	pokoj	10,34
05	komora	0,36
podlahová plocha celkem		34,93
celková plocha dle NOZ		37,47
plocha terasy celkem		14,45



## Apartment One-bedroom (2+kk)

Sold

38 m<sup>2</sup>, Prague 3, Vinohrady, Vinohradská

